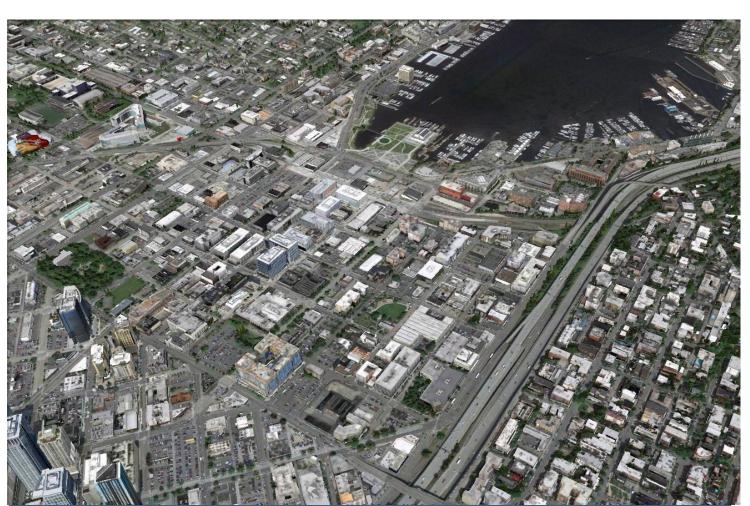
TO THE CITY COUNCIL SPECIAL COMMITTEE

February 11, 2013



#### **INTRO**



Mike McGinn
Mayor
Diane Sugimura
Director, DPD
Marshall Foster
Planning Director, DPD

Julie Bassuk
Chair
Julie Parrett
Vice-Chair
Seth Geiser
Laurel Kunkler
Shannon Loew
Thomas Nelson
Osama Quotah
Martin Regge
Ellen Sollod
Debbie Wick-Harris

Valerie Kinast Coordinator

> **Tom Iurino** Senior Staff



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#### **PROCESS**

Proposal review by Design Commission subcommittee members

**Design Commission subcommittee meetings** 

- SEATTLE PLANNING COMMISSION David Cutler and Catherine Benotto
- DPD PLANNING DIRECTOR Marshall Foster
- DPD SOUTH LAKE UNION REZONE PROJECT MANAGER Jim Holmes
- SOUTH LAKE UNION COMMUNITY COALITION John Pehrson
- LAND OWNER/DEVELOPER CONSULTANT Matt Roewe



# **RECOMMENDATIONS ON THE SOUTH LAKE UNION RESONE**TO THE CITY COUNCIL SPECIAL COMMITTEE

February 11, 2013



#### **PRIMARY RECOMENDATIONS**

## Support the South Lake Union Rezone Proposal

- ENCOURAGES MORE DIVERSE DEVELOPMENT
- PROVIDES A BETTER PUBLIC REALM
- PROTECTS MORE NEIGHBORHOOD ASSETS THAN THE EXISTING CODE

#### Commit resources towards . . .

- INTERIM DESIGN GUIDANCE
  Utilize the existing South Lake Union Urban Design Framework in tandem with Existing Guidelines
- UPDATING THE NEIGHBORHOOD'S DESIGN GUIDELINES
- PROVIDE DESIGN REVIEW BOARD WITH GUIDANCE AND TRAINING ON THE NEW REGULATIONS
- DEVELOP STREET CONCEPT PLANS FOR KEY NEIGHBORHOOD CORRIDORS



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#### **RECOMMENDATIONS ON THE ZONING LEGISLATION**

- Exempt a greater range of activating uses from FAR calculations
- Strengthen incentives for ground floor open space
- Require LEED gold certification or better, as a standard for incentive zoning
- Consider extending incentives protecting landmark structures to encourage character building retention
- Consider provisions to limit the width of the Mercer block towers
- Encourage/ require large family-size units and strengthen incentives for a school SLU



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#### **RECOMMENDATIONS FOR SUPPLEMENTAL TOOLS**

- Update Neighborhood Design Guidelines
  - Podium design
  - Tower design
  - Open space design and linkages
  - Sustainable, integrated design
- Adopt street concept plans
  - Dexter
  - Harrison
  - Fairview
- Develop policies and plan for through block crossings and open space
- Develop Civic Space on "tear drop" site.



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Q & A

